| 082.0 | 0002 | 0023.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 713,800 / 713,800 |
| | | | | | USE VALUE: | 713,800 / 713,800 |
| | | | | | ASSESSED: | 713,800 / 713,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 97 | | SUNSET RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BROTHERS MARGARET A ETAL / TRS |
| Owner 2: | MARGARET A BROTHERS 2018 REVO |
| Owner 3: | |
| Street 1: | 97 SUNSET RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 4,008 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Wood Shingle Exterior and 1519 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4008.000 | 335,000 | 600 | 378,200 | 713,800 |
| Total Card | 0.092 | 335,000 | 600 | 378,200 | 713,800 |
| Total Parcel | 0.092 | 335,000 | 600 | 378,200 | 713,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.91 | /Parcel: 469.9

**Legal Description**

**User Acct** 50884

**GIS Ref**

**GIS Ref**

**Insp Date** 09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0023.0

!6648!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 335,100 | 600 | 4,008. | 378,200 | 713,900 | 713,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 254,000 | 600 | 4,008. | 372,800 | 627,400 | 627,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 255,800 | 0 | 4,008. | 286,300 | 542,100 | 542,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 255,800 | 0 | 4,008. | 270,100 | 525,900 | 525,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 280,700 | 0 | 4,008. | 248,500 | 529,200 | 529,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 266,000 | 0 | 4,008. | 232,300 | 498,300 | 498,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 266,000 | 0 | 4,008. | 213,900 | 479,900 | 479,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 266,000 | 0 | 4,008. | 213,900 | 479,900 | 479,900 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 21:23:58 |

**LAST REV**

| Date | Time |
|---|---|
| 11/06/20 | 11:39:41 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6648

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BROTHERS MARGAR | 75887-363 | | 10/15/2020 | Convenience | 10 | No | No | | Confirmatory Deed |
| MCCLUSKEY KEITH | 71580-371 | 1 | 9/5/2018 | Convenience | 10 | No | No | | |
| WELCH THAD M, | 64826-520 | | 1/22/2015 | | 520,000 | No | No | | |
| SAWYER SARAH B | 31740-447 | | 8/23/2000 | | 315,000 | No | No | | |
| SAWYER SARAH B | 24923-535 | | 10/14/1994 | | 99 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 50884 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/3/2019 | 590 | Wood Dec | 12,000 | C | | | | expand deck |
| 2/23/2012 | 156 | Manual | 3,043 | | | | | replace 1 basement |
| 7/28/2011 | 768 | Re-Roof | 10,265 | | | | | |
| 12/17/2010 | 2416 | Redo Bat | 8,000 | | | | | MINOR REPAIRS |
| 2/26/2009 | 111 | Inter Fi | 35,000 | | | G10 | GR FY10 | FINISH ATTIC , REN |
| 10/4/2000 | 784 | New Wind | 9,456 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/15/2018 | MEAS&NOTICE | HS | Hanne S |
| 8/25/2016 | Sales Review | PT | Paul T |
| 3/4/2009 | Measured | 189 | PATRIOT |
| 12/6/2000 | MLS | MM | Mary M |
| 1/11/2000 | Mailer Sent | | |
| 1/11/2000 | Measured | 277 | PATRIOT |
| 8/4/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4008 | | Sq. Ft. | Site | | 0 | 70. | 1.35 | 6 | | | | | | | | | 378,167 | | | | | | 378,200 | |

Total AC/HA: 0.09201 | Total SF/SM: 4008 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,167 | Spl Credit | Total: 378,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1933 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.34124422 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 170.875 |
| Other Features: | 98284 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 411603 |
| Depreciation: | 76558 |
| Depreciated Total: | 335045 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

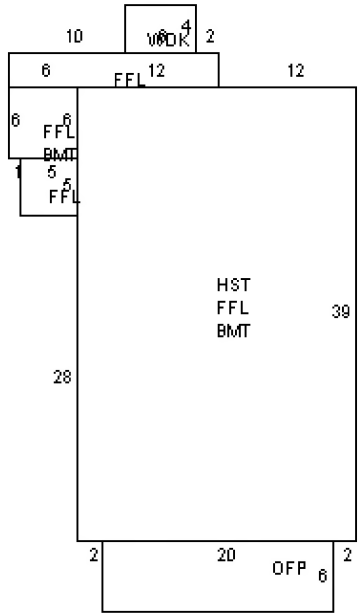
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 170.87 |
| Special Features: | 0 | Val/Su Net: | 127.13 |
| Final Total: | 335000 | Val/Su SzAd | 220.54 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,051 | 170.870 | 179,589 |
| BMT | Basement | 972 | 51.260 | 49,827 |
| HST | Half Story | 468 | 170.870 | 79,969 |
| OFP | Open Porch | 120 | 29.650 | 3,557 |
| WDK | Deck | 24 | 15.680 | 376 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,635 | | | Total: | 313,318 |
| Size Ad | 1519 | Gross Are | 3103 | FinArea | 1519 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 082.0-0002-0023.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 10X10 | A | AV | 2010 | 6.00 | T | 7.2 | 101 | | | 600 | | | 600 |

| More: | N | Total Yard Items: | 600 | Total Special Featues: | | Total: | 600 |
|---|---|---|---|---|---|---|---|